



PARK AVENUE WINTER PARK



Millenia Partners is proud to present the iconic downtown bldg as Available for Lease in Winter Park, Florida. The former Ralph Lauren retail bldg operated for decades and became a landmark in Winter Park's commercial business district. This iconic location offers tenants terrific frontage and visibility to the historic Park Avenue. This infill corridor, originally built to complement the affluent residents of Winter Park, is known for its brick street and high end retail shops.

It is a prime opportunity for a high-end retail or office user to lease this 3,500 SF on the ground floor and second floor space and be a part of the Winter Park submarket. The

Avenue is experiencing a dramatic resurgence with the development of new residential townhomes/condominiums, offices and the Alford hotel, reshaping the area into a vibrant 24/7, year-round community. The urban center boasts one of Florida's highest walkability rankings, with a score of 95 out of 100 points, making it a pedestrian's paradise.

	1	3	5
Pop	22,482	133,300	384,085
Income Ave	94,233	83,073	68,582
Households	4,115	38,202	110,003

NEIGHBORING TENANTS INCLUDE:



ALEX AND ANI 



bluemercury®
makeup • skincare • spa

PARK AVENUE

■ Site

■ Available

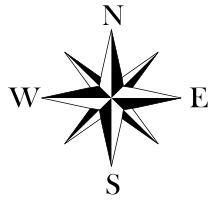
■ Leased

■ Retail

■ Restaurant

■ Parking

■ Other





The centerpiece of a lavish winter retreat since 1887, Park Avenue has long been the place for a relaxing stroll in elegant surroundings. Experience a unique destination for fine dining, fashion, and art in one of Florida's most unique and flourishing communities. Bordered by a shady park that plays host to concerts and art festivals, Park Avenue is home to one-of-a-kind boutiques and well-known shops, sidewalk cafes and fine dining restaurants, as well as world-renowned art collections in the area's museums.



Downtown Winter Park's charm is magnified in the truly unique details: hidden gardens and side streets that are home to locally-owned shops, a farmers' market that attracts both locals and visitors alike each Saturday morning, festive parades that mark the seasons and a scenic boat tour that cruises the canals between the City's lakes overlooking the area's most prestigious homes. Often called "Little Europe," Park Avenue in downtown Winter Park is a year round destination that is sure to charm visitors of all ages.



Central Park is the crown jewel of all the city's parks. Conveniently located on Park Avenue in the heart of the downtown shopping district, this 11-acre park boasts shady oak trees, landscaped planters, sitting areas, open space and three beautiful fountains. There is even a rose garden at the southern corner of Central Park. The lush foliage and relaxing atmosphere make it the perfect environment for a picnic.

The original Winter Park depot was built in 1890 by the South Florida Railroad ten years after it built a line from Sanford to Orlando. A newer passenger station was built in 1913 by the Atlantic Coast Line Railroad (ACL) and included a freight depot, which is located to the south of the current station. The freight depot was in use by the railroad until 1982 when it was purchased by the city. It is now used as a farmer's market and as a venue for weddings and other special events. A newer modern station was built by the ACL in 1962 directly adjacent to a large city park known as Central Park. It was located one block away from Park Avenue, a street that is lined with upscale boutiques and restaurants.





Park Avenue's eateries offer something to suit every taste, especially foodies! This culinary utopia is home to over 40 restaurants, including everything from yogurt shops to award-winning fine dining. It also boasts a variety of gourmet food stores where you can find everything from savory spices to sweet treats.



Winter Park and its downtown area offers a robust events calendar, ensuring there is always something happening on the Avenue! Signature events like the Park Avenue Sip and Stroll, the Hannibal Square Wine Tasting, Taste of Winter Park, Spring and Autumn Art Festivals, and the Concours d'Elegance exotic car show delight both residents and visitors alike. Traditional memories are made during the holiday season with events including the annual Tree Lighting, Christmas Parade, and the lighting of the Tiffany windows in Central Park hosted by the Charles Hosmer Morse Museum. Your experience in Winter Park is not complete without joining in on the fun!



PARK AVENUE PLAZA RESTAURANT

310 N. Park Avenue, Winter Park, FL 32789

Building Size **7,000 SF**

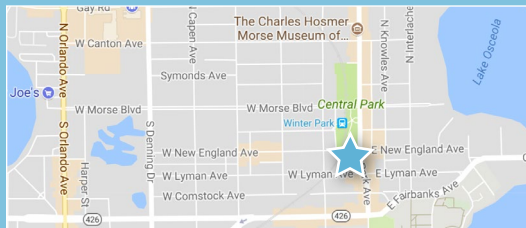
Site Size **3,500 SF each floor**

Zoning **C2**

Parking Spaces **Free street parking**

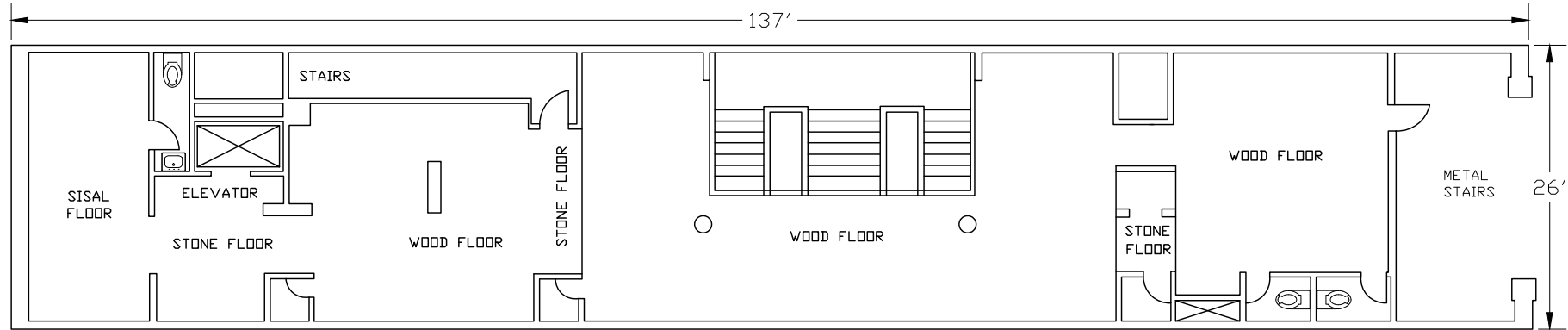
Submarket **Winter Park**

Year Built **1930**

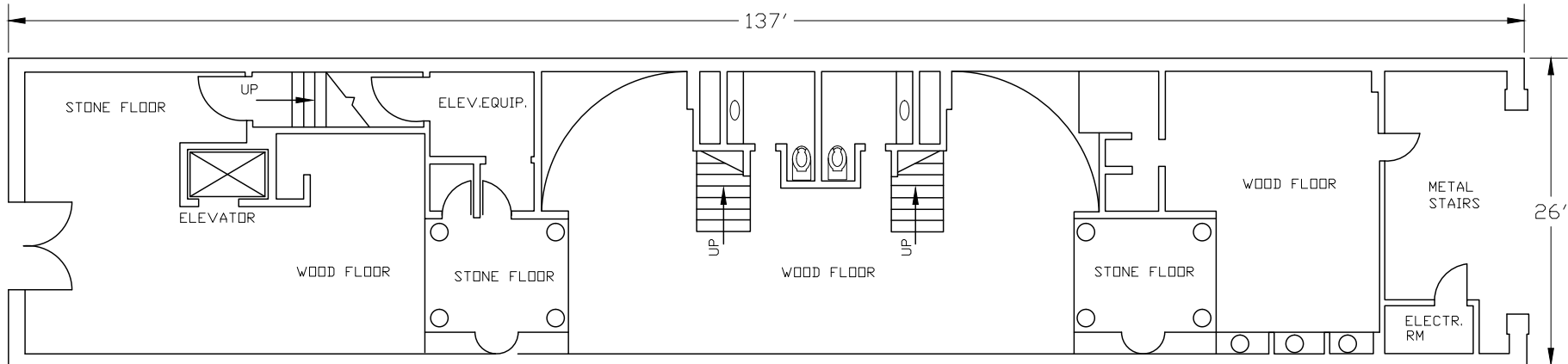


NORTH PARK AVE

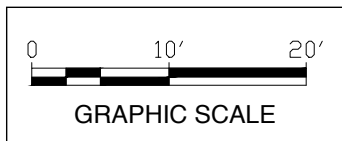
CENTER STREET



2ND FLOOR PLAN

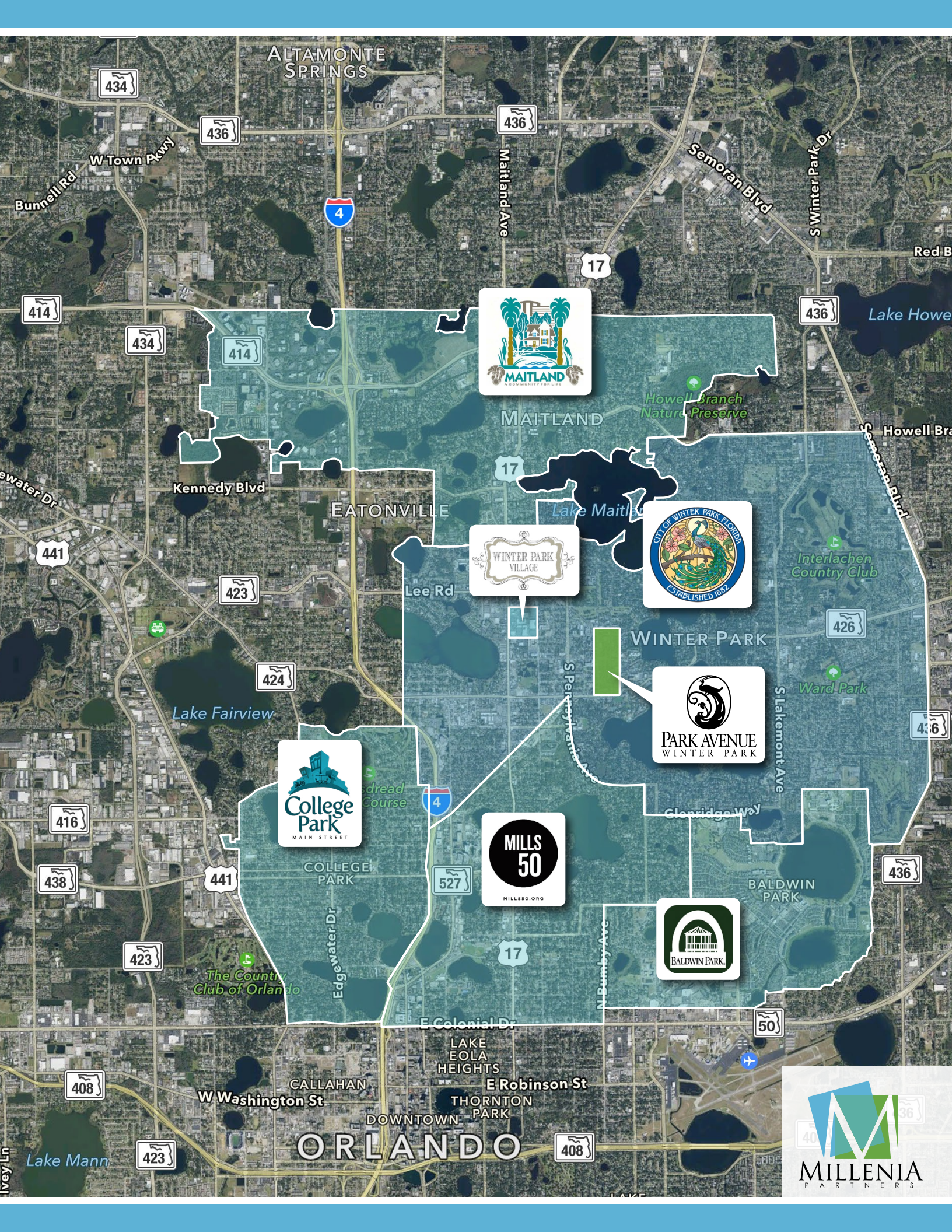


1ST FLOOR PLAN



310 N. PARK AVENUE, WINTER PARK, FL 32789

Existing conditions (October 13, 2017)



ALTAMONTE
SPRINGS

434

436

436

436

414

434

414

17



MAITLAND

Howell Branch
Nature Preserve

Lake Howell

Howell Branch

Kennedy Blvd

EATONVILLE

17

Lake Maitland



Interlachen
Country Club

423

424

Lee Rd

WINTER PARK

426

Ward Park

Lake Fairview



Slakemont Ave



COLLEGE PARK



527

Edgewater Dr



BALDWIN PARK

436

Glenridge Way

416

438

441

423

The Country
Club of Orlando

E Colonial Dr

17

LAKE
EOLA
HEIGHTS

CALLAHAN

W Washington St

E Robinson St

THORNTON
PARK

ORLANDO

408

423

Lake Mann

